## North Georgia News

**Legal Notices for November 6, 2013** NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION IN RE: Estate of Albert Harper Allendorf, All debtors and creditors of the Estate of Albert Harper Allendorf deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 16th day of October, 2013.

By: Kristin Stanley,
Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(0ct23,30,Nov6,13)B

NOTICE TO DEBTORS AND CREDITORS

COUNTY OF UNION IN RE: Estate of Marshall Dellinger, De-

All debtors and creditors of the Estate of Marshall Dellinger, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments
to the Personal Representative(s) of the to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 7th day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Oct16.23.30.Nov6)B NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Ellavee Allen Payne, De-All debtors and creditors of the Estate of Ellavee Allen Payne, deceased, late of Union County, Georgia, are hereby noti-

field to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Personal Personal Representative(s). This 9th day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS

ceased
All debtors and creditors of the Estate
of Raymond J. Collins, deceased, late of
Union County, Georgia, are hereby notified to render their demands and payments
to the Personal Representative(s) of the
estate, according to law, and all persons
indebted to said estate are required to

IN RE: Estate of Raymond J. Collins, De-

COUNTY OF UNION

indebted to said estate are required to make immediate payment to the Personal Representative(s). This 25th day of October, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Nov6,13,20,27)B NOTICE TO DEBTORS AND CREDITORS COUNTY OF UNION IN RE: Estate of Shelby Joyce Henson, De-All debtors and creditors of the Estate of Shelby Joyce Henson, deceased, late of Union County, Georgia, are hereby noti-

fied to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 1st day of November, 2013. By: Kristin Stanley, Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 N(Nov6,13,20,27)B CITATION GIANION Georgia, Union County Estate No. 13-180 In Re: Petition of Michael S. Akins for Tem-porary Letters of Guardianship Estate of Lexie White, Minor Date of Second Publication, If Any: November 13, 2013 To: Sandy Thompson You are hereby notified that a petition of the appointment of a temporary guardian has

been filed regarding the above-named mi-

above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed; or 10 days after this notice is personally served upon you, or ten days after the second publication of this notice if you are served by publication. All pleadings must be signed before a notary public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees. NOTE: If a natural guardian files an objec-tion to the creation of the temporary guardianship, the petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date

scheduled at a later date.
Dwain Brackett, Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, Ga. 30512 706-439-6006 PUBLIC NOTICE Appalachian Mountain Springs, LLC, lo-cated in Suches, Georgia is seeking a stream buffer variance from the Georgia Environmental Protection Division to install an underground water distribution system including gravity flow water lines, electri-cal conduit and a fiber optic cable. The construction will involve 690 linear feet

in a preexisting gravel road that is located within the 50 foot stream buffer associated with a tributary to Burnett Creek. The construction site is located adjacent to State Route 180 north of Suches, across the road from Mt. Zion Church. The site plans can be reviewed at the construction site or the Union County Building & Permits Depart-ment. Written comments should be submitted to the Program Manager, Non-Point Source Program, Erosion and Sediment Control Unit, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354. The comment period will remain open for 30 days following the date of this publication. NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT In Re: Estate of Donald Campbell Breslin, deceased Estate No. 13-170

Estate NO. 13-170
The petition of Margaret R. Breslin, for a year's support from the estate of Donald Campbell Breslin, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or be-fore November 18, 2013, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.
Dwain Brackett, Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, Ga. 30512
706-439-6006

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000 Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 19th day of August, 2013, said property was seized by the undersigned agency in Union County, Georgia.

706-439-6006

Conduct giving rise to said seizure: Said property was found in the possession of Justin Brown, and was found in close proximity to a quantity of MARIJUANA, a prohibited substance, in the form of growing plants, and was, directly or indirectly, used or intended for use to facilitate the possession with intent to distribute, and/or possession with intent to distribute, and/or distribution and sale of MARIJUANA or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Fur-

ther, the said property and the MARIJUANA

Property Seized: PROPERTY ONE: Nine Hundred & Seventy-eight (\$978.00) in United States Currency

were seized from the residence of Justin Brown, while he was in possession of a quantity of MARIJUANA plants intended to be harvested and/or distributed, said location being in Union County, Georgia.

The owner of said property is purported to he: Justin Charles Brown, 463 Roberts Road, Blairsville, Georgia 30512 Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with 0.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation. and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return This 17th day of October, 2013. District Attorney

otah Judicial Circuit Enotah Judicial U SEIZING AGENCY: Investigator T. Miller Union County Sheriff's Office 940 Beasley Street Blairsville, Georgia 30512 (706) 439-6066 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027 NOTICE OF PETITION TO CHANGE NAME GEORGIA, UNION COUNTY In Re: Juana Charlotte Adams Civil Action No. 13-CV-545-RG Notice is hereby given that Juana Charlotte Adams, the undersigned, filed her peti-

tion to the Superior Court of Union County, Georgia, on the 21st day of October, 2013, praying for a change in the name of petition from Juana Charlotte Adams to Jenny Crosby Adams. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 21st day of October, 2013 Judy L. Odom, Clerk of Court

WATER METER REPLACEMENT PROJECT Blairsville, Georgia Sealed bids will be received by the City of Blairsville, Georgia (OWNER), for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for the construction of Water System Im-provements – Pat Haralson Drive & Deep South Farm Road and Water Meter Replacement in Blairsville, Georgia. Bids will be received at Blairsville City Hall, 62 Blue Ridge Street, Blairsville, Georgia, 30512 until 2:00 p.m. on November 14, 2013. Any bid received after said time and date of bid opening will not be considered by OWNER. Bids will be publicly opened and read aloud at this time and location. All bids will be evaluated by OWNER and the project will be awarded if it is awarded. project will be awarded, if it is awarded, within sixty (60) days of the bid opening. If a bidder is not selected within sixty (60)

WATER SYSTEM IMPROVEMENTS PAT HARALSON DRIVE & DEEP SOUTH FARM ROAD AND

days of the bid opening, any bidder that is determined by the OWNER to be unlikely of being selected for contract award shall be released from their bid. The award of this bid proposal, if awarded, shall be based on several criteria, including prices bid, experience in the work proposed, and references. Refer to Article 14 of Section 00100 for criteria and award The Project consists of, but is not limited to the following major elements: Construction of approximately 7,500 LF of 8" water main, 4,300 LF of 12" water main, 910 LF of jack and bores, fire hydrants, valves, 1,300 water meter replacements, AMR meter reading system, and associated appurtenances. Time of completion for all work associated with this project shall be one hundred fifty (150) consecutive calendar days from the date of a written "Notice to Proceed" from

Lawrenceville, Georgia 30043, upon pay-ment of a non-refundable cost of \$150.00. Checks shall be made payable Engineering Management, Inc. For general information and purchasing documents regarding this project, you may call Juanita Clark at (770) 962-1387, extension 100. For tech-nical questions regarding this project, you may call Chip McGaughey at (770) 962-1387, extension 102. The Information for Bidders, Bid Proposal Form, Form of Agreement, Drawings, Specifications, and forms of Bid Bond, Performance Bond, Payment Bond, Bidders

OWNER.
Copies of Contract Documents, Specifications, and Construction Drawings may be obtained at the office of Engineering Management, Inc., 303 Swanson Drive,

OWNER: City of Blairsville P. O. Box 307 62 Blue Ridge Street Blairsville, GA 30512-3572 706-745-2000 (T) 706-745-7326 (F) Engineering Management, Inc. 303 Swanson Drive 770-962-1387 (T) 770-962-8010 (F) A list of persons who purchased Contract Documents from Engineering Management, Inc. will be available from the Engineer

Qualification Forms, and other Contract Documents may be examined at the follow-ing locations: OWNER:

ONLY through facsimile transmission, U.S. Mail, or from their website at www.eminc. biz. OWNER requires a bid bond\* or a certified cashier's check in the amount of five percent (5%) of the total bid to be enclosed with the bid at the time of bid opening. Cawith the bid at the time of bid opening, Cashier's check will be made payable to the City of Blairsville.
The successful bidder will be required to furnish OWNER with Insurance, Workman's Compensation Insurance, and Performance and Payment Bonds\* in the amount of onehundred percent (100%) of the total bid. Each bid must be submitted in a SEALED ENVELOPE, addressed to the OWNER. Each sealed envelope containing a Bid must be plainly marked on the outside as, "Water

System Improvements – Pat Haralson Road & Deep South Farm Road and Water Meter Replacement Project, City of of Blairsville, Georgia" and be labeled with the BIDDER'S State of Georgia Utility Contractor License Number. If bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of the OWNER at the address previously given. All Bids must be made out on the bid form of the type bound in the Contract Documents, in accordance with the instructions in the Information for Bidders. No interlineation, additions, or deletions shall be made in the

proposal form by the BIDDER. Any and all Bids received without the afore-mentioned qualification criteria enclosed, will be returned to the BIDDER. CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local OWNER reserves the right to waive any informalities or to reject any or all Bids, to evaluate Bids, and to accept any Bid which in its opinion may be in the best interest of the OWNER. No Bid will be rejected without just cause. Successful Bidder will be required to per-

form WORK as the Prime Contractor. WORK performed by Prime Contractor shall be at a minimum 30% of the contract value. No BIDDER may withdraw his bid within the time limit specified in the Instruction to Bidders (Section 00100). The City has acquired all necessary State and Federal permits in connection with this project. The City has acquired 50% of the easements and rights of way in connec-tion with this project and anticipates that all such easements and rights of way will

be acquired within 60 days of the date of receiving bids. \* Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Georgia. For Performance Bonds less than \$300,000 an irrevocable Letter of Credit from a bank as defined in O.C.G.A. Code Section 7-1-4 may be submitted in lieu of a bond. In lieu of a Payment Bond, a Cashier's Check, Certified Check, or Cash may be submitted in an amount not less than the total amount payable by the terms of the CONTRACT.

Jim Conley, Mayor Blairsville, Georgia

N(Oct23.skip.Nov6)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from Lori J. Boucher and Robert B. Boucher to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Real Estate Mortgage Network, Inc., a New Jersey Cor-

poration, dated January 16, 2009, recorded January 28, 2009, in Deed Book 786, Page 481-492, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred One Thousand Four Hundred Sixty-Five and 00/100 dollars (\$201,465.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to BANK OF AMERICA, N.A., SUC-CESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SEC-TION, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 2 ACRES MORE OR LESS, AND BEING MORE PARTICU-LARLY DESCRIBED AS FOLLOWS; BEGINNING

AT A POINT OF THE WEST RIGHT OF WAY OF COUNTY RD. 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOW-ING THE WEST OF COUNTY ROAD. 206 TWO (2) COURSES AND DISTANCE, SOUTH 10 DEGREES 48 MINUTES 22 SECONDS WEST 302.91 FEET, S 39 DEGREES 16 MINUTES 49 SECONDS W CH 193.56 FEET; THENCE FOLLOWING THE WEST RIGHT OF WAY OF COUNTY ROAD 129 FOUR (4) COURSES AND DISTANES, S 67 DEGREES 45 MINUTES 16 SECONDS W 39.02 FEET, S 62 DEGREES 02 MINUTES 02 SECONDS W 78.94 FEET, S 59 DEGRES 59 MINUTES 46 SECONDS W 32.48 FEET, S 65 DEGREES 45 MINUTES 47 SECONDS W 65.56 FEET TO A POINT; THENCE N 17 DEGREES 23 MINUTES 06 SECONDS W 175.46 FEET TO A POINT ON THE EAST RIGHT OF WAY 0F STATE ROAD 325; THENCE FOLLOWING THE EAST RIGHT OF WAY 0F STATE ROAD 325 TWO (2) COURSES AND DISTANCE, N 51 DEGREES 53 MINUTES 44 SECONDS E CH 337.55 FEET, N 42 DEGREES 08 MINUTES 45 SECONDS E 191.38 FEET TO THE POINT OF BEGINNING. MINUTES 02 SECONDS W 78.94 FEET, S 59 THE POINT OF BEGINNING. COMMONLY KNOWN AS: 489 WALKER FARM CIRCLE, BLAIRSVILLE, GA 30512 PARCEL NUMBER : 023 177
Said legal description being controlling, however the property is more commonly known as 489 Walker Farm Circle, Blairs-ville, GA 30512. The indebtedness secured by said Security

Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Lori J. Boucher and Robert B. Boucher, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-274, Plano, TX 75024, Telephone Number: 800-846-2222.
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SER-

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No. BAC-10-09098-7 Ad Run Dates 11/06/2013, 11/13/2013, 11/20/2013. 11/27/2013 vww.rubinlublin.com/property-listings. **NOTICE OF SALE UNDER POWER** GEORGIA. UNION COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed

LORI J. BOUCHER AND ROBERT B. BOUCHER

BE ACTING AS A DEBT COLLECTOR, UNDER

FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

as Attorney in Fact for

executed by Steven L. Mercer to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns dated February 19, 2008 in the amount of \$70,000.00, and recorded in Deed Book 749, Page 228, Union County, Georgia Records; as last transferred to Ocwen Loan Servic-ing, LLC by assignment; the undersigned, Ocwen Loan Servicing, LLC pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in December, 2013, during the legal hours of sale, at the Court-house door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 21 of Union County, Georgia, and being Lot 32 of Timberlake Acres Subdivision, con-taining 0.47 acres, more or less, as shown on a plat of survey by Lane S. Bishop and Associates, dated December 6, 1989, and recorded in Union County Records in Plat Book W, Page 223, and being more particularly described as follows: Beginning on the West Right of Way of Voylestown Road and the Southeast corner of Lot #2, run thence N 43 degrees 00 minutes West 111.56 feet to a stake; thence N 60 degrees 20 minutes West 104.49 feet to a stake; thence N 52 degrees 09 minutes East 130.0 feet to a stake; thence S 40 degrees 48 minutes East 204.14 feet to an iron pin on the Right of Way of Voylestown Road; thence along the Road S 49 degrees 45 minutes 19 seconds West a CH 90.61 to the Point of Beginning. Also conveyed is a water right to the existing spring fed water system. Subject to the restrictive covenants recorded in Deed Book 101, Pages 68-69, Union County Deed Records. Also conveyed is a non-exclusive perpetual easement for the use of the sub-division roads for ingress and egress to the above described property. which has the property address of 8911 Voylestown Road, Morganton, Georgia, to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity

tioned Security Deed. Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Ocwen Loan Servicing, LLC Two Ravinia Dr. , Suite 500 Atlanta, GA 30346 Phone Number: 678-855-7067. The forego-ing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. Ocwen Loan Servicing, LLC Attorney in Fact for Steven L. Mercer McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates:11-06-2013, 11-13-2013, 11-20-2013. 11-27-2013 File No. 13-01269 /FNMA/mtucker THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT A DFRT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

who shall have full authority to negotiate amend, and modify all terms of the Secu-

rity Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-

To the best knowledge and belief of the

undersigned, the party (or parties) in pos-session of the subject property is (are): Ste-

ven L. Mercer or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense

of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforemen-

COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated August 25, 2009, from Brent Chatham to Mortgage Electronic Registration Systems, Inc. as nominee for New Penn Financial, LLC., recorded on February 2, 2010 in Deed Book 825 at Page 57-67, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage 11C, by Assign.

sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated August 25, 2009, in the amount of \$157,712.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on December 3, 2013, the following described real property (hereinafter referred to as the "Property"): (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 17TH DISTRICT 1ST SECTION, LAND LOT 252 OF UNION COUNTY, GEORGIA, CONTAINING 1 ACRE, MORE OR LESS AND BEING TRACT I, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WINDY HILL ROAD, SAID POINT BEING 1,584 FEET FROM ROAD, SAID POINT BEING 1,584 FEET FROM THE EAST RIGHT OF WAY OF WINDY HILL ROAD AND THE INTERSECTION OF HIGH-WAY 76; THENCE S 66 DEGREES 20' 22" W 289.9 FEET; THENCE N 35 DEGREES 05' 49" E 292.96 FEET TO A WHITE OAK; THENCE N 81 DEGREES 26' 31" E 98.17 FEET; THENCE N 79 DEGREES 06' 42" E 164.48 FEET; THENCE N 44 DEGREES 36" 42" E 164.48 FEET; THENCE N 86 DEGREES 35' 34" E 104.75 FEET TO THE TOP OF A RIDGE; THENCE FOLLOWING THE TOP OF THE RIDGE FIVE (5) COURSES AND DISTANCES, S 62 DEGREES 12' 06" E 137.27 FEET; S 65 DEGREES 04' 03" E 119.37 FEET; FEET; S 65 DEGREES 04' 03" E 119.37 FEET; S 83 DEGREES 14' 01" E 11' 22" E 71.67 FEET; THENCE N 88 DEGREES 06' 47" E 92.18 FEET; THENCE S 85 DEGREES 00' 52" E 99.99 FEET; THENCE S 17 DEGREES 16' 45" W 585.33 FEET TO THE TRUE POINT OF THE PEGINNING: THENCE S 17 DEGREES 16' 45" W 585.33 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE S 17 DEGREES 16' 45" W 150.32 FEET; THENCE N 67 DEGREES 09' 51" W 311.51 FEET; THENCE N 32 DEGREES 29' 35" E 103.22 FEET; THENCE N 34 DEGREES 59' 44" E 48.96 FEET; THENCE S 67 DEGREES 09' 51" E 269.3 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ROAD EASEMENT SHOWN ON A PLAT OF SURVEY BY ROCHESTER and ASSOCIATES, INC., RECORDED IN PLAT BOOK 31, PAGE 1 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because evidence by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remain-ing is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Brent Chatham. The property, being commonly known as 811 Wills Way, Blairsville, GA 30512 in Union County, will be sold as the property of Brent Chatham, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and analyble) any matters affecting title to the payable), any matters affecting title to the property which would be disclosed by ac-curate survey and inspection thereof, and all assessments, liens, encumbrances, re-strictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 469-549-3019. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditive to populate, amend or. the secured creditor to negotiate, amend or modify the terms of the mortgage instru-ment. The sale will be conducted subject

NOTICE OF SALE UNDER FUNER By virtue of the power of sale contained in a Deed to Secure Debt by STEVEN MORLOCK and SUE ELLEN MORLOCK to Mortgage Elec-tronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, as nominee for Countrywide Home Loans, Inc., dated March 7, 2007 and filed for record March 15, 2007 in Deed Book 697, Page 104, Union County, Georgia records, and securing a Note in the original principal amount of \$183,750.00; last transferred to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP by Assignment, filed for record in Deed Book 816, Page 572, Union County, Georgia records, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Union County, Georgia, between the legal hours of sale on the first Tuesday in December, 2013, by Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP as Attorney-in-Fact for STEVEN MORLOCK and SUE ELLEN MORLOCK the following property to-with MORLOCK the following property to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST
SECTION, LAND LOT 82 OF UNION COUNTY,
GEORGIA, CONTAINING 1.03 ACRES, MORE
OR LESS, AS SHOWN ON A PLAT OF SURVEY
BY NORTH GEORGIA SURVEYORS DATED BY NORTH GEORGIA SURVEYORS, DATED JULY 7, 1986, AND RECORDED IN PLAT BOOK S, PAGE 107, UNION COUNTY RECORDS. SAID PLAT IS HEREBY MADE A PART OF THIS DEED BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF THE ABOVE DE-SCRIBED PROPERTY. SUBJECT TO THE ROAD EASEMENT OF EAST HALF OF CHARLIE EVERETT ROAD TO BER-THA GARNER AS RECORDED UNION COUNTY RECORDS IN DEED BOOK 145, PAGE 212. SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON PLAT. SHOWN ON PLAI.

GRANTORS ALSO GRANT TO GRANTEE A

NON-EXCLUSIVE PERPETUAL EASEMENT

FOR THE USE OF THE ROADS FOR INGRESS

AND EGRESS TO THE ABOVE DESCRIBED

NORDEFERS. The above described property is also known as 1937 MULKY GAP ROAD, BLAIRS-VILLE, GA 30512. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees, if applicable.
The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, ease-ments, rights-of-way, security deeds, or encumbrances of record; all valid zoning

(1) to confirmation that the sale is not pro-hibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status

of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nation-star Mortgage LLC as Attorney in Fact for

Brent Chatham 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (866) 690-0418 A-4424983 11/06/2013, 11/13/2013,

11/20/2013, 11/27/2013

NOTICE OF SALE UNDER POWER

able or not yet due and payable.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Bank of America, N.A. Home Loan Assistance Dept 7105 Corporate Drive Plano, TX 75024 The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Bank of America, N.A. to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. Bank of America, N.A., Successor by Merger

770-991-0000

N(Nov6.13.20.27)B

ordinances; matters which would be dis-

closed by an accurate survey of the property or by any inspection of the property;

all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and pay-

to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP as Attorney-in-Fact for STEVEN MORLOCK and SUE ELLEN MORLOCK LOCK SHUPING, MORSE & ROSS, L.L.P. By: S. Andrew Shuping, Jr. 6259 Riverdale Road, Suite 100 Riverdale, GA 30274 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the Power of Sale contained in the Real Estate Deed to Secure Debt from Curtis R. Teague to Bank of Blairsville, dated September 19, 2006, and

recorded in Deed Book 669, Page 250, in the offices of the Clerk of the Superior Court of Union County, Georgia; as last modified by that certain Modification of Deed to Secure Debt dated January 28, 2010 and recorded in Deed Book 828, Page 164, aforesaid records; and as affected by Boundary Line Agreement dated June 28, 2013, filed Sep-tember 26, 2013 and recorded in Deed Book 956, Page 174, aforesaid records and Access Easement Agreement dated June 28, 2013, filed September 26, 2013 and recorded in Deed Book 956, Page 194, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in De-cember 2013, the following described real cember 2013, the following described real property, to wit:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 173 OF UNION COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED IN THE INTERSECTION OF THE CENTERLINES WITH MAUNEY ROAD AND HAIZLIP RIDGE ROAD, NORTH 35°32'02" EAST. A DISTANCE OF NORTH 35°32'02" EAST, A DISTANCE OF 905.62 FEET TO A POINT; THENCE NORTH 00°37'32" EAST, A DISTANCE OF 56.37 FEET TO AN IRON PIN SET (1/2" REBAR), SAID POINT BEING THE POINT OF BEGIN-NING; THENCE NORTH 00°37'32" EAST, A DISTANCE OF 461.01 FEET TO AN IRON PIN DISTANCE OF 461.01 FEET TO AN IRON PIN FOUND (1/2" STEEL ROD); THENCE SOUTH 89°51'37" EAST, A DISTANCE OF 659.77 FEET TO A CONCRETE MARKER FOUND; THENCE SOUTH 00°47'32" WEST, A DIS-TANCE OF 513.32 FEET TO A CONCRETE MARKER FOUND; THENCE SOUTH 00°47'55" WEST, A DISTANCE OF 8.06 FEET TO A POINT LOCATED IN THE CENTERLINE OF MAUNEY DRANCH; THENCE ALONG THE CENTERLINE OF MANNIE OF SAID BRANCH THE FOLLOWING COURSES AND DISTANCES; SOUTH 14°35'22" WEST, A DISTANCE OF 6.71 FEET TO A POINT; THENCE SOUTH 75°50'51" WEST, A DISTANCE OF 9.05 FEET TO A POINT; THENCE NORTH 89°09'32" WEST A DISTANCE OF 9.05 FEET TO A POINT; WEST, A DISTANCE OF 9.06 FEET TO A POINT; THENCE SOUTH 65°23'12" WEST, A DISTANCE OF 10.87 FEET TO A POINT; THENCE SOUTH 28°49'08" WEST, A DISTANCE OF 10.04 FEET TO A POINT; THENCE SOUTH 13°47'27" EAST, A DISTANCE OF 4.74 FEET TO A POINT; THENCE SOUTH 23°07′16"
EAST, A DISTANCE OF 31.82 FEET TO A
POINT; THENCE SOUTH 06°48′49" WEST, A
DISTANCE OF 5.72 FEET TO A POINT; THENCE SOUTH 33°46'00" WEST, A DISTANCE OF 8.21 FEET TO A POINT; THENCE SOUTH

14°06'48" WEST, A DISTANCE OF 12.66 FEET TO A POINT; THENCE SOUTH 16°15'37" EAST, A DISTANCE OF 10.66 FEET TO A POINT; THENCE SOUTH 01°22'58" EAST, A DISTANCE OF 10.50 FEET TO A POINT; THENCE SOUTH 44'7'22" WEST, A DISTANCE OF 20.85 FEET TO A POINT; THENCE SOUTH 21°3'52" WEST, A DISTANCE OF 12.38 FEET TO A POINT; THENCE SOUTH 08°56'17" EAST, A DISTANCE OF 16.30 FEET TO A POINT; THENCE SOUTH 16°36'29" EAST, A DISTANCE OF 12.99 FEET TO A POINT; THENCE SOUTH 01°27'18" EAST, A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 01°27'18" EAST, A DISTANCE OF 10°27'18" EAST, A DISTANCE OF 10°27'18" EAST, A DISTANCE OF 10°27'18" EAST, A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 01°27'18" EAST, A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 01°27'18" EAST, A DISTANCE OF 14°06'48" WEST. A DISTANCE OF 12.66 FEET SOUTH 01°27'18" EAST, A DISTANCE OF 13.46 FEET TO A POINT; THENCE SOUTH 07°48'43" WEST, A DISTANCE OF 18.57 FEET TO A POINT; THENCE SOUTH 24°58'46" WEST, A DISTANCE OF 17.19 FEET TO A POINT; THENCE SOUTH 04°33'23" WEST, A **DISTANCE OF 9.52 FEET TO A POINT; THENCE** SOUTH 31°37'44" EAST, A DISTANCE OF 5.75 FEET TO A POINT; THENCE SOUTH 69°38'01" EAST, A DISTANCE OF 7.20 FEET TO A POINT; THENCE SOUTH 53°34'10" EAST, A DISTANCE OF 4.20 FEET TO A POINT; THENCE SOUTH 06°10'45" EAST, A DISTANCE OF 12.36 FEET TO A POINT; THENCE SOUTH 13°54'07" WEST, A DISTANCE OF 16.26 FEET TO A POINT; THENCE SOUTH 06°35'28" EAST, A DISTANCE OF 3.65 FEET TO A POINT; THENCE LEAVING SAID BRANCH, NORTH THENCE LEAVING SAID BARNOT, NOTIFI 42°27'32" WEST, A DISTANCE OF 5.45 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 48°05'08" WEST, A DIS-TANCE OF 259.35 FEET TO AN IRON PIN SET TANCE OF 259.35 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 12"24"15" EAST, A DISTANCE OF 31.09 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 86"47"54" WEST, A DISTANCE OF 41.11 FEET TO A POINT; THENCE NORTH 67"09"11" WEST, A DISTANCE OF 133.46 FEET TO A POINT; THENCE NORTH 78"43"40" WEST, A DISTANCE OF 28.59 FEET TO A POINT; THENCE SOIITH 80"58"00" WEST POINT; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 115.36 FEET TO A POINT; THENCE NORTH 88°43'32" WEST, A DISTANCE OF 48.46 FEET TO A POINT; THENCE NORTH 88°43'32" WEST A DISTANCE OF 48.46 FEET TO A POINT; THENCE NORTH 88°43'32" WEST A DISTANCE OF 188°43'32" WEST A DISTANCE OF 188°43' WEST A DISTANCE OF 188°43' WEST A DISTANCE OF 188°4 15.09 FEET TO A POINT; THENCE NORTH 15.09 FEEL TO A POINT; THENGE NORTH 88°43'32" WEST, A DISTANCE OF 6.84 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 01°37'48" WEST, A DISTANCE OF 59.53 FEET TO AN IRON PIN SET (1/2" RE-BAR); THENCE SOUTH 88°18'34" WEST, A DISTANCE OF 59.65 FEET TO AN IRON PIN SET (1/2" REBAR); SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 8.692 ACRES. BEING THE SAME PROPERTY AS SHOWN ON THAT CERTAIN BOUNDARY SURVEY PREPARED BY CLEVELAND & COX, DATED MARCH 5, 2013, BEARING THE SEAL AND CERTIFIED BY ROGER L. OWENBY, GRLS # KNOWN AS: 696 MAUNEY CIRCLE, UNION COUNTY, BLAIRSVILLE, GEORGIA 30512, FORMERLY 3839 SOUTH MAUNEY ROAD, UNION COUNTY, BLAIRSVILLE, GEORGIA The debt secured by the Security Deed is evidenced by a Renewal Note, dated De-cember 5, 2008, from Curtis R. Teague to Bank of Blairsville in the original principal amount of \$314,154.63, as reduced to Judgment by order entered in Civil Action File No. 11-CV-580-MM, Superior Court of

Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and con-ditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according The above-described real property will be sold to the highest and best bidder for cash as the property of Curtis R. Teague, the pro-ceeds to be applied to the payment of said indebtedness, attorneys' fees, and the law-ful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Curtis R. Teague. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Curtis R. Teague, and tenants holding under him.
Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Blairsville, as Attorney-in-Fact for Curtis R. Teague. M. Todd Westfall, Esquire Howick, Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005 I(Nov6,13,20,27)B **NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY** Because of default in the payment of the indebtedness, secured by a Security Deed executed by Larry G. Gooch to Mortgage

Union County, State of Georgia (the Note, as reduced to judgment and as same may have been further modified, renewed or amended, collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness.

assigns dated January 17, 2006 in the amount of \$216,000.00, and recorded in Deed Book 626, Page 214, Union County, Georgia Records; as last transferred to Ocwen Loan Servicing, LLC by assignment; the understand Ocupan Loan Servicing. the undersigned, Ocwen Loan Servicing, LLC pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in December, 2013, during the legal hours of sale, at the Courthouse door in Union County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit: All that tract or parcel of land situate, lying and being in Land Lots 305 & 306, 9th District, 1st Section, Union County, Georgia, and being shown as Lot Sixty-Two (62), containing 1.383 acres of The Mountain, Phase II, as shown on Plat of Survey by Rochester & Associates, Inc., RS# 1534, dated October 12, 1993, last revised March 3, 1997, and recorded in Plat Book 38, Page 52, in the Union County Records which de-scription on said plat is incorporated herein by reference and made a part hereof. The property is conveyed subject to the road easements as shown on said plat. The property is conveyed subject to the Restrictions recorded in Deed Book 220, Pages 117-120,

Electronic Registration Systems, Inc. as nominee for Shelter Mortgage Company,

LLC dba Fairfield Mtg, its successors and

recorded in Deed Book 220, Pages 117-120, Union County Records. The property is conveyed subject to the Road Right-of-Way granted to Union County, Georgia, in Deed Book 260, Page 67, Union County Records. The property is subject to the Water Agreement recorded in Deed Book 332, Pages 91-96, Union County Records. which has the property address of 615 Sunny View Drive, Blairsville, Georgia, to-gether with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, ease-ments, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security Notice has been given of intention to col-lect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Larry G. Gooch or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense

of said sale, all as provided in said deed, and the undersigned will execute a deed to

the purchaser as provided in the aforemen-

tioned Security Deed.
Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the indi-

vidual or entity who shall have the full au-thority to negotiate, amend, or modify all terms of the above-described mortgage is

as follows: Ocwen Loan Servicing, LLC Two Ravinia Dr. , Suite 500 Atlanta, GA 30346 Phone Number: 678-855-7067. The forego-

ing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. Ocwen Loan Servicing, LLC Attorney in Fact for Larry G. Gooch McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com The North Georgia News Publication Dates:11-06-2013, 11-13-2013, File No. 09-21739 /FHLMC/kcarr
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT
A DEPT INFORMATION OBTAINED WILL BE **USED FOR THAT PURPOSE. NOTICE OF SALE UNDER POWER** NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Char-lie E Ross, II and Amanda A Ross to Mort-

gage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., dated April 3, 2009, recorded in Deed Book 795, Page 184, Union County, Georgia Records, as last transferred to U.S. Bank National Association by assignbus. Daink National Association by assignment recorded in Deed Book 949, Page 480, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND AND 0/100 DOLLARS (\$164,000.00), with interest thereon as est forth therein there. interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad va-lorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. U.S. Bank National Association is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, 1-800-365-5858. To the best knowledge and belief of the undersigned, the party in possession of the property is Char-lie E Ross, II and Amanda A Ross or a tenant or tenants and said property is more commonly known as 309 Antioch Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. U.S. Bank National Association as Attorney in Fact for Charlie E Ross, II and Amanda A Ross McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net MR/rla 12/3/13 Our file no.

5606513-FT17 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 154, 9th District, 1st Section of Union Coun-

ty Georgia containing 0.75 acres, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., RLS # 3007, dated May 29,

2007 and recorded in Plat Book 57 Page 120 Union County records, which descrip-tion on said plat is incorporated herein by

reference hereto, for a complete description of the above described property. Also

conveyed is a perpetual, non-exclusive

easement for ingress and egress to the above described property. MR/rla 12/3/13 Our file no. 5606513 - FT17

Under and by virtue of the Power of Sale contained in a Security Deed given by Dallas R Jones and Patricia C Jones to United Community Mortgage Services, Inc., dated May 10, 2004, recorded in Deed Book 525, Page 197, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 957, Page 323, Union County, Georgia Records, conveying the after-described property to secure a Note in the principal amount of TWO HINDRED. original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND AND 0/100 DOL-LARS (\$284,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be law-fully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to

USED FOR THAT PURPOSE.

any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-cord superior to the Security Deed first set out above. PNC Bank, National Association is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miam-PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Dallas R Jones and Patricia C Jones or a tenant or tenants and said property is more commonly known as 3600 Dallas Drive, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Rapkruntey Code and (2) to final confirma-Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. PNC Bank, National Association as Attorney in Fact for Dallas R Jones and Patricia C Jones McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.fore-closurehotline.net MR/crp1 12/3/13 Our file no. 5623313-FT8 EXHIBIT "A" All that tract or parcel of land lying being in the 10th District, 1st, Land Lot 28 of Union County, Georgia, and being Lot 1 of R. Winfield Scott subdivision, containing 1.517 acres, more or less, and Lot 2 of R. Winfield Scott Subdi-vision, containing 1.521acres, more or less as shown on a plat of survey by Rochester & Associates, Inc., dated October 31, 2001, and recorded in Union County Records in Plat book 51, page 102. Said plat is incor-porated herein, be reference hereof, for a full and complete description of the above described property. Also conveyed is a road way easement for ingress and egress to the above described property as shown on the above and referred to plat and survey. MR/crp1 12/3/13 Our file no. 5623313 - FT8 v6,13,20,27)B NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PORPOSE.
Under and by virtue of the Power of Sale
contained in a Security Deed given by Christopher P Hefferen and Caryn M Hefferen to
Mortgage Electronic Registration Systems,
Inc., as nominee for United Community Mortgage Services, Inc., dated January 9, 2007, recorded in Deed Book 687, Page 386, Union County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 943, Page 94, Union County, Georgia Records, conveying the after-described Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THIRTY-FOUR THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$334,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highdoor of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. PNC Bank, Na-tional Association is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Christopher P Hefferen and Caryn M Hefferen or a tenant or tenants and said property is more com-monly known as 2116 Elisha Payne Cir S, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. PNC Bank, National Association as Attorney in Fact for Christopher P Hefferen and Caryn M Hef-feren McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/jbm2 12/3/13 Our file no. 5721213-FT8 EXHIBIT "A" All that tract or parcel of land lying and be-ing in the 7th District, 1st Section of Land Lot No. 22, of Union County, Georgia, being further described as Tract 3-A; containing 5.082 acres, more or less, as shown on plat of survey prepared for Carrie Hefferen by Southern Geosystems, Ltd.; James C. Jones, G.R.L.S. No. 2298, dated May 8, 2006, recorded in Plat Hanger 59, Pages 144, in Union County Deed Records. Said plat of survey is incorporated herein by reference thereto for a more complete and accurate metes and bounds description of the above-described property. Being and intended to be a portion of the same property conveyed by Executor's Deed Under Power dated September 23, 2004, from Suzanne Meadow Bond, as Executor of the Last Will and Testament of David Wilson Meadow in favor of Parmer & Smith, LLC and recorded in Union County Records in Deeb Book 546, Pages 502-03. Being and intended to be a portion of the same property conveyed by Warranty Deed dated May 9, 2006, from Parmer & Smith, LLC in favor of Christo-pher P. Hefferen and Caryn M. Hefferen and recorded in Union county Records in Deed Book 647, Pages 206-207. Subject to Electric Line Right-of-Way Easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 139, Pages 75-76. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book 56, Page 8; Plat Book 55, Page 183; Plat Book U, Page 200; Plat Book J, Page 81; and Plat Book I, Page 258. Subject to restriction that the land can not be used for the following: Industrial 2. Mobile or Modular Homes
 Chicken Houses 4. Junk Collection 5.
 Dwelling must be at least 1,400 square feet of heated/finished living space 6. Maintain appearance of property 7. Lots less than appearance of property 7. Lots less than one (1) acre MR/jbm2 12/3/13 Our file no. 5721213 - FT8 N(Nov6,13,20,27)B **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by The Estate of Joseph D Seabolt and Ruby

Modification Agreement recorded in Deed Book 906, Page 89, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY THOUSAND AND 0/100 DOLLARS (\$70,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an atternative, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERECOE **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of re-

cord superior to the Security Deed first set

Primary Capital Advisors LC is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Primary Capital, 1000 Parkwood Circle, Suite 600, Atlanta, GA 30339, 770-226-8181.

out above.

W Seabolt to Primary Capital Advisors LC, dated May 25, 2005, recorded in Deed Book 582, Page 741, Union County, Georgia Re-

cords and as modified by that certain Loan

To the best knowledge and belief of the undersigned, the party in possession of the property is The Estate of Joseph D Seabolt, Ruby W Seabolt and Joseph D Seabolt or a tenant or tenants and said property is more commonly known as 4199 Liberty Church Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security Primary Capital Advisors LC as Attorney in Fact for The Estate of Joseph D Seabolt and Ruby W Seabolt McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/rla 12/3/13 Our file no. 5723313-FT17 EXHIBIT "A" All that certain tract or parcel of land lying and being in Land Lot 117, District 16, 1st Section of Union County, Georgia, and being Shown as Tract 1, containing 3.002 acres, more or less, on a plat of survey prepared by Land Tech Services, Inc., dated 11/30/04

and recorded in Plat Book 55, Page 329, Union County, Georgia records. Said plat being incorporated herein by reference for

a more complete description of the above referenced property. Subject to easements and other matters of

Survey as shown on the above referenced

MR/rla 12/3/13 Our file no. 5723313 - FT17 N(Nov6,13,20,27)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Fred H. Poteet and Sandra Gail Poteet to Mortgage Electronic Registration Systems Inc as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, dated August 2, 2007, recorded in Deed Book 722, Page 2, Union County, Georgia Records and as re-recorded in Deed Book 771, Page 691, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 958,

assignment recorded in Deed Book 306, Page 197, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-SIX THOUSAND NINE HUNDRED SIXTY-SEVEN AND 0/100 DOLLARS (\$276,967.00), with interest thereon as set forth therein there interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Na-Note and Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NationStar Mortgage with the security of the property of the pr gage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Sandra Gail Poteet, Sandra Gail Poteet and Sandra G. Poteet or a tenant or tenants and said property is more commonly known as 4885 Roberts Road, Blairsville, Georgia 30512. The sale will be conducted subject (1) to confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Fred H. Poteet and Sandra Gail Poteet McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/mtj 12/3/13 Our file no. 5746708-FT2 EXHIBIT "A" All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 68 of Union County, Georgia, containing 1.59 acres, more or less, and being further identified as Tract I, as shown on a plat of survey by Blairsville Surveying Co., dated December 10, 1996 and recorded in Union County, Georgia records in Plat Book 56, Page 245. Said plat is incorporated into this instrument by reference hereto for a full and complete and accurate description of the above conveyed property. For infor-mation only: being identified as parcel 041 120F according to the current system of numbering property for the Union County, Georgia Tax Assessor Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property. And also, All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 68 of Union County, Georgia, containing 0.89 acres, more or less, and being further identified as Tract Las shown on a further identified as Tract I, as shown on a plat of survey by Blairsville Surveying Co., dated December 10, 1996 and recorded in

Union County, Georgia records in Plat Book 42, Page 172. Said plat is incorporated into this instrument by reference hereto for a

full and complete and accurate description of the above conveyed property. For information only: being known as 4885 Roberts Road, Blairsville, Georgia 30512, and being further identified as parcel 041 120B according to the current system of numbering property for the Union County Georgia To.

property for the Union County, Georgia Tax Assessor Also conveyed is a non-exclusive perpetual easement for the use of subdivi-

sion roads for ingress and egress to the above described property. MR/mtj 12/3/13 Our file no. 5746708 - FT2

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from BARBARA E. WARING AND KELLY T. WARING to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., dated October 29, 2008, recorded November 5, 2008, in Deed Book 779, Page 340-349, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Two Thousand Three and 00/100 dollars (\$122,003.00), with interest thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to Bayview Loan Servic-ing, LLC, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 69,70,75 AND 76, OF THE 10TH DISTRICT AND 1ST SECTION OF UNION COUNTY. GEORGIA, AND BEING TRACT 5, CONTAINING 2.469 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND AS-

SOCIATES, INC., DATED SEPTEMBER 3,1987 AND RECORDED IN PLAT BOOK 38, PAGE(S

CORDED 3-11-05. COMMONLY KNOWN AS: 3354 CANE HOLLOW FARM ROAD, BLAIRS-VILLE, GA 30512. Said legal description being controlling, however the property is more commonly known as 3354 CANE HOLLOW FARM ROAD, BLAIRSVILLE, GA 30512-0000. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is BAR-BARA E. WARING AND KELLY T. WARING, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
BAYVIEW LOAN SERVICING,LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th
Floor, Coral Gables, FL 33146, Telephone
Number: 800-771-0299.
BAYVIEW LOAN SERVICING, LLC
as Attorney in Fact for

BATTIEN COAN SCHWIGHTS, LEU
SAS ATTORNEY IN FACT FOR
BARBARA E. WARING AND KELLY T. WARING
THE BELOW LAW FIRM MAY BE HELD TO
BE ACTING AS A DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE PUSE. Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No. BVC-12-13611-0002 Ad Run Dates 11/06/2013, 11/13/2013, 11/20/2013 11/20/2013, 11/27/2013 www.rubinlublin.com/property-listings. **NOTICE OF SALE UNDER POWER** GEORGIA, UNION COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Herbert Ernst to MORTGAGE ELECTRONIC REG.

ISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT, dated April 17, 2007, recorded in Deed Book 704, Page 98, Union County, Georgia records, as last transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFOR-NIA, N.A., AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-4 by assignment recorded or to be recorded Union County, Georgia records convey-ing the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00); with interest thereon as set forth therein, there will be sold at public outery to the high-est bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 84 OF UNION COUNTY, GEOR-GIA, AND BEING LOT 1 OF STONEBRIDGE DEVELOPMENT, CONTAINING 0.82 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO. DATED OCTOBER 23, 1992, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 27 PAGE 188 SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing LLC, Attention: Home Retention Department, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, Fax 407-737-5693. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the parties in possession of the property are Herbert Ernst or a tenant or tenants and said property is more com-monly known as 2015 Miller Cove Branch Rd, Blairsville, GA 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security DEITSCHE BANK NATIONAL TRUST COM-PANY, FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-4
As Attorney in Fact for Herbert Ernst

taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained in a Security Deed from ED CAR-NEY to UNITED COMMUNITY BANK d/b/a LINION COLINTY BANK N/K/A LINITED COM-MUNITY BANK, dated March 19, 1999, re-corded March 30, 1999, in Deed Book 314, Page 553, Union County, Georgia records, as last modified by Modification of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and IONI B. CRANEY dated March CARNEY and JONI B. CARNEY dated March

Weissman, Nowack, Curry & Wilco, PC Attn: Ocwen Team

**One Alliance Center** 

3500 Lenox Road

Our File# 019202

STATE OF GEORGIA

3, 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and 09/100 (\$39.575.09) Dollars, with interest from date at a rate per cent per an-num on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 317 of Union County, Georgia, containing 3 acres, more or less, described as follows
Beginning at a point on Hayfield Bood of Beginning at a point on Hayfield Road at the Reid Carney line; thence West 110 feet to the True Point of Beginning; thence North 430 feet; thence West 220 feet; thence South 450 feet; thence East 250 feet to the True Point of Beginning.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is ED CARNEY or a tenant or UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY as attorney in Fact for ED CARNEY L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03575 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

original principal amount of \$189,472.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in December, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306, 9TH DISTRICT, 1ST SECTION, UNION CITY, GEORGIA, CONTAINING 2.230 ACRES AND BEING SHOWN AS LOT NINETY-SEVEN (97) OF THE MOUNTAIN, PHASE III, ON A PLAT OF

NOTICE OF SALE LINDER POWER

STATE OF SECONDEY OF UNION
STATE OF SECONDAY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given
by JAMES GREGORY PRIME to JPMORGAN
CHASE BANK, N.A., dated 03/29/2011, and

CHASE BANK, N.A., dated U3/29/2011, and Recorded on 04/18/2011 as Book No. 865 and Page No. 101-117, UNION County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the critical principal amount of \$180,472.00.

OF THE MUUNTAIN, PHASE III, UN A PLAT UP SURVEY BY ROCHESTER AND ASSOCIATES, INC., RS NO. 2653, DATED 12/1/98 AND RE-CORDED IN PLAT BOOK 42 PAGE 37, UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. BEING THE SAME PROPERTY CONVEYED TO JAMES GREGORY PRIME BY WARRANTY DEED FROM ALLEN R. JARVIS AS RECORDED 11/1/2005 IN BOOK 611 AT PAGE 547. COMMONLY KNOWN AS: 1085 FOUR SEASONS LNDG, BLAIRSVILLE, GA 30512 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the prop-erty. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMOR-GAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the undersigned, the party/parties in possession of the subject property known as 1085 FOUR SEASONS LNDG, BLAIRSVILLE, GEORGIA 30512 is/ are: JAMES GREGORY PRIME or tenant/tenare: JAMES GIREGORY PRIME of tenantyen-ants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The e conducted subie mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JP-MORGAN CHASE BANK, N.A. as Attorney in Fact for JAMES GREGORY PRIME. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20130187405676 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

Georgia records, as last assigned to JP-MORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$39,027.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in December, 2013, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 42 OF UNION CITY, GEORGIA, CONTAINING 1.191 ACRES, MORE OR LESS, AND BEING KNOWN AS TRACT 1 AS SHOWN ON A PLAT OF SURVEY BY WIL-LIAM F. ROLADER, R.S. #2042, DATED APRIL 27, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK P, PAGE 207. SAID PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other pos-188, IN THE OFFICE OF THE CLERK OF SU-PERIOR COURT OF UNION COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to MADE FOR A MORE DETAILED DESCRIP-TION. PARCEL NO. 041-039-C CURRENTLY SET FORTH INDEED BOOK 570, PAGE 15, RE-Secure Debt. Because the debt remains in default, this sale will be made for the pur-pose of paying the same and all expenses of this sale, as provided in the Deed to Se-cure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursu-ant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 699 HOLLOWAY ROAD, BLAIRSVILLE, GEORGIA 30512 is/are: JOHN CLIFFORD FOSTER JR or tenant/tenants. Said property will be sold subject to (a) any unterangling FOSTER JR or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances. easements. restrictions. ing ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, N.A. as Attorney in Fact for JOHN CLIFFORD FOSTER JR. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DERT AND INSOR. TEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20130187405717 BARRETT DAF-FIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. N(Nov6,13,20,27)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHN CLIFFORD FOSTER JR to JPMOR-

GAN CHASE BANK, N.A. , dated 12/16/2010, and Recorded on 12/28/2010 as Book No. 854 and Page No. 56-75, UNION County,

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from SUNSET
VALLEY RV PARK, INC. to UNITED COMMUNITY BANK, dated May 1, 2008, recorded
May 16, 2008, in Deed Book 761, Page 64,
Union County, Georgia records, as last
modified April 4, 2010, recorded in Deed
Book 831, Page 631, Union County, Georgia Book 831, Page 631, Union County, Georgia records, as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 707, Union County, given to secure a Note from SUNSET VAL LEY RV PARK, INC. dated April 4, 2010, with interest from date at a rate per cent per an-num on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, the following described property:
All that tract or parcel of land lying and being in Land Lot 164, 16th District, 1st Section, Union County, Georgia, containing 10 acres as per past of survey by B.K. ing 1.0 acre, as per plat of survey by B.K. Rochester, Jr., RLS, dated 3/21/91 and recorded in Plat Book X, Page 194, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Also conveyed is a non-exclusive easement for ingress and egress over the 10 foot gravel drive as shown on said plat. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is SUNSET VALLEY RV PARK, INC. or a tenant or tenants.

VALLEY RV PARK, INC. to UNITED COMMU-NITY BANK, dated April 5, 2007, recorded April 30, 2007, in Deed Book 705, Page 494, Union County, Georgia records, as last modified by Modification of Security Deed dated April 4, 2010, recorded in Deed Book 831, Page 628, Union County, Georgia records, as transferred to CF SOUTHEAST LLC by Transfer and Assignment recorded in Deed Book 866, Page 683, Union County, Georgia records, said Security Deed being given to secure a Note from SUNSET VAL-

**NOTICE OF SALE UNDER POWER** 

Under and by virtue of the power of sale contained in a Security Deed from SUNSET

CF SOUTHEAST LLC,

Stites & Harbison, PLLC Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00156

N(Nov6,13,20,27)B

**STATE OF GEORGIA** 

as attorney in Fact for SUNSET VALLEY RV PARK, INC. L. Lou Allen

LEY RV PARK, INC. dated April 4, 2010, with interest from date at a rate per cent per an-num on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash be-fore the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in December, 2013, the following described property: All that tract or parcel of land lying and being in Land Lots 163 & 164, 16th District, 1st Section, Union County, Georgia, containing 10.98 acres, as shown on a plat of survey by Blairsville Surveying Co., RS #2228, dated 4/13/04 and recorded in Plat Book 55, Page 163 Union County Records, which description on said plat is hereby incorporated by reference and made a part The property is subject to all easements, rights of way and encroachments shown on the above reference plat of survey. The property is subject to the restrictions recorded in Deed Book 701, Pages 572-595, Union County records.
The property is subject to the Trust Indenture recorded in Deed Book 705, Pages 17-25, Union County Records.

A portion of the above property lies in a flood hazard zone, as shown on said plat. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across Wolfstake Road, a County Road, as shown on said piat. LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lots 163 & 164, 16th District, 1st Section, Union County, Georgia, and being shown as Lots 1, 8, 9, 19, 22, 29, 30, 31, 32, 33, 34, 37, 41, 42, 47 and 53 of Sunset Valley RV Park, on a plat of survey by Blairsville Surveying Co. RS #2228, dated 7/22/08 and recorded in Plat Book 61, Pages 94-96, Union County records, which description on said plat is hereby incorporated by reference and

The debt secured by said Security Deed

has been and is hereby declared due be-

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The

debt remaining in default, this sale will be

made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is SUNSET VALLEY RV PARK, INC. or a tenant or tenants. CF SOUTHEAST LLC, as attorney in Fact for SUNSET VALLEY RV PARK, INC. L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. AM190-00155